

Tranby Park

Anlaby

A collection of 2, 3, 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



A modern take on established village living

Welcome to Tranby Park. Today the village of Anlaby, once a hamlet set amongst rural parkland that appeared in the Domesday Book, has become a highly desirable location for its strong roots and sense of community, with the superb connections that are ideal for commuters. In a setting of mature trees, at Tranby Park you can enjoy all the benefits

of village living with the light-filled layouts and energy efficiency of 21st Century lifestyles. With a choice of apartments, semi-detached, and detached homes, each finished to an exemplary specification, whether this is your first place or one to enjoy a wonderful quality of family life, Tranby Park will feel just like coming home.



Experience a quality of life increasingly rare to find

Anlaby is well-served with excellent shops and amenities along Hull Road from post-office and pharmacy, travel agent and hair salons to a branch of Cooplands bakery, an award-winning artisan butchery, and Sainsbury's Local. The Anlaby Retail Park on Springfield Way has M&S Simply Food and Morrisons, together with Argos and Asda Living, with Waitrose and Aldi in Willerby around a mile away.

You can pick up a cold-brew coffee at the Anlaby Costa, relax at Fields' Deli and Coffee, enjoy tapas and real ale in the Red Lion hostelry, or an Indian at Amaat and Dawaat, while Lounge bar South Ella is the spot for cocktails, dining, and live music.



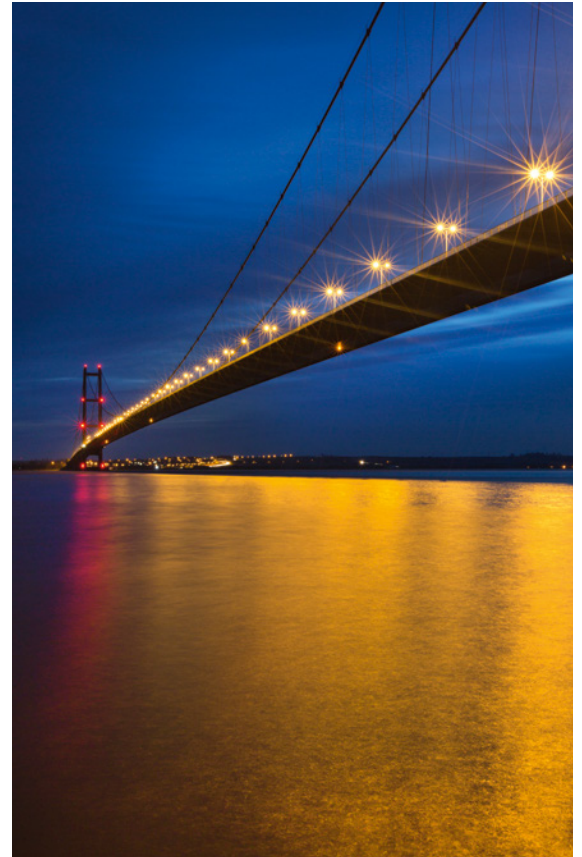
Anlaby primary and Sirius Academy at senior level are both highly-regarded, with Anlaby also home to independent Hull Collegiate. There is a pre-school and playgroup in the village hall, as well as activities from yoga and karate to cheerleading. Haltemprice Leisure Centre has first-class facilities including swimming pools, squash court and fitness suite, as well as multi-sport outdoor space.

Watch the professionals play at KCOM Stadium with rugby league matches and Hull City FC's Championship games. Golfers will find premier course Hull Golf Club in nearby Kirk Ella, or simply explore the unique East Riding landscape on walks or by bike, from the undulating Yorkshire Wolds to Beverley Westwood with its avenues of hawthorn and willows.

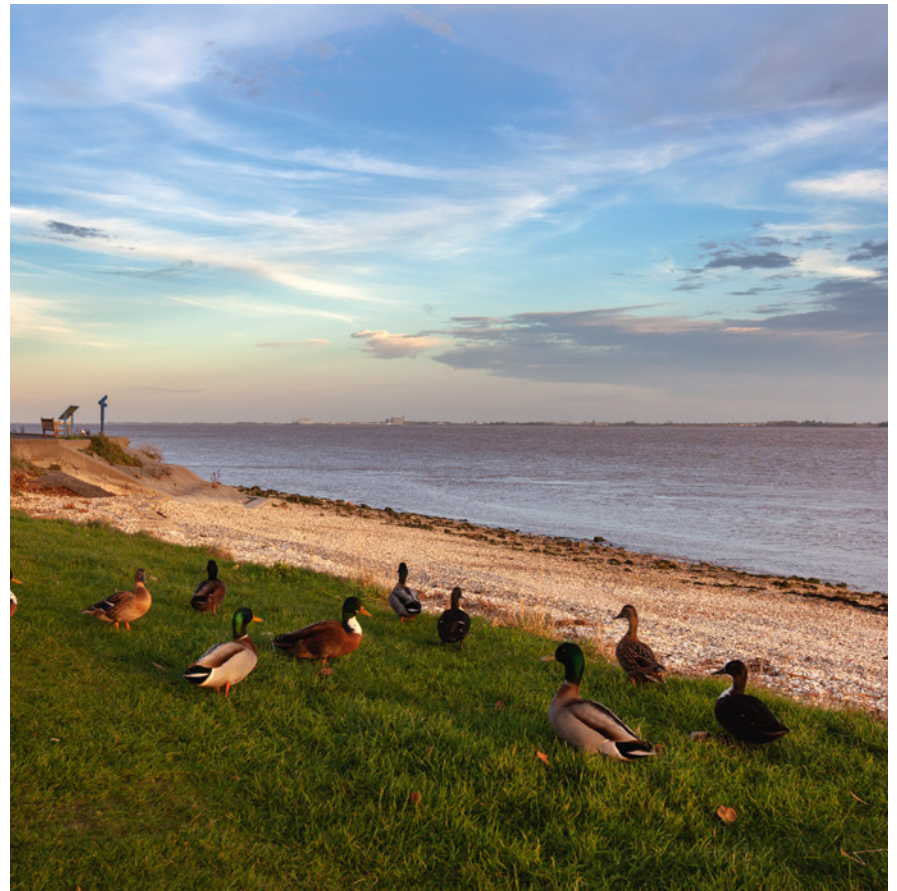
City life is always beautifully close. Hull is just five miles away with its cobbles and character in the Old Town and ultra-modern malls like St Stephen's, and Princes Quay to linger over coffee or lunch with panoramic river views, take in a film at fully-digital 10-screen Vue, or test your tenpin skills at Superbowl UK.

The landmark building on the banks of the Humber Estuary, The Deep, is the place to discover the life and creatures of the oceans, or head to the coast for traditional seaside resorts like Withernsea, and feel away from it all at nature haven Spurn Point.

At Tranby Park you always extremely well-connected. The M62 is just minutes from home offering a coast-to-coast route via Leeds and Manchester. Both Leeds and York are just over 1 hour's drive, while the Humber Bridge and A15 offer fast routes south.



A home set within the rich tapestry of highly sought-after West Hull villages - with countryside, coastline, and city culture all conveniently close.

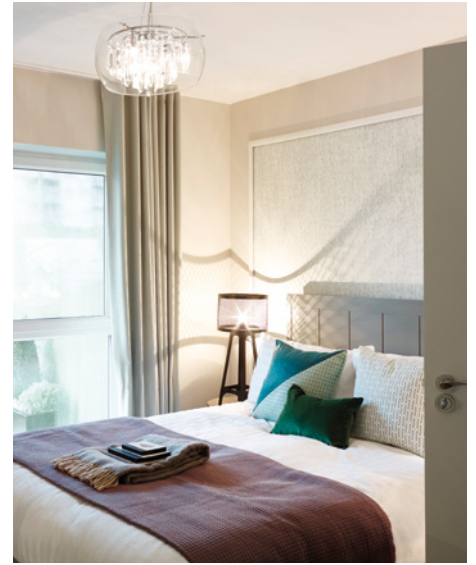




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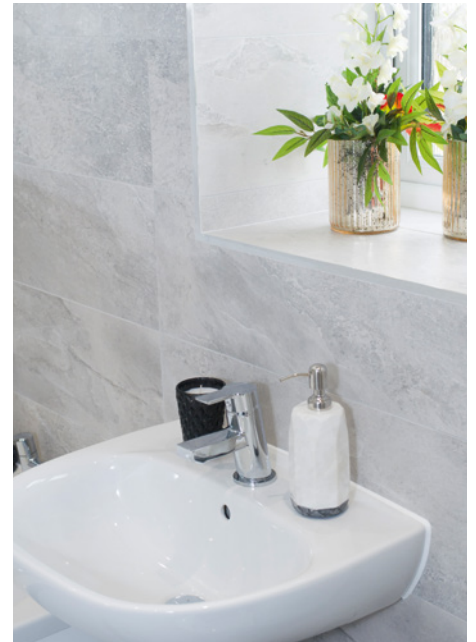
Exactly designed inside
and out, every home is
one you will love to live,
relax and entertain in.





Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Freestanding/integrated appliances
- ~ Silestone worksurfaces
- ~ Double oven
- ~ Upgrade hob
- ~ Integrated microwave
- ~ Upgrade kitchen doors

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail
- ~ Upgrade showers

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

Miscellaneous:

- ~ Landscaped gardens
- ~ Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

How to find us



Bellway Homes
(Yorkshire Division)
First Floor
Unit 2150
Century Way
Leeds
West Yorkshire
LS15 8ZB

Telephone: 0113 3900 800
www.bellway.co.uk

Bellway